



Ivy Cottage



Ivy Cottage Main Street

Mudford, Yeovil, BA21 5TE

Yeovil 3 miles. Sherborne 5 miles.

A charming and beautifully maintained, greatly extended Grade II listed cottage, with extensive parking, large two storey workshop and studio, set within attractive gardens adjoining open farmland.

- Village Location
- Two Reception Rooms and Kitchen
- Two Bedrooms with Mezzanine Study/Dressing Room
- Large Workshop with Shower and Cloakroom & Studio Over
- Freehold
- Extended Grade II listed cottage
- Cloakroom and Shower Room
- Extensive Parking
- Attractive Gardens with Views to Rear
- Council Tax Band D

Guide Price £385,000

SITUATION

Situated in the heart of Mudford village, Ivy Cottage enjoys a peaceful setting with nearby amenities including a church, village hall, public house and a farm shop in Hinton. Yeovil is just three miles away, offering a wide range of shopping, recreational, and educational facilities, as well as a mainline rail link to Exeter and London Waterloo. Sherborne, known for its independent shops, cultural attractions and famous Abbey, is also close by.

DESCRIPTION

Believed to date back to 1740, Ivy Cottage features brick and stone elevations beneath a traditional thatched roof. A single-storey extension at the rear, originally designed as a ground floor bedroom, is currently used as a dining room. The property is rich in character, showcasing exposed beams, window seats, and leaded windows. Heating is provided via bottled LPG gas.

The property is approached via a spacious block-paved driveway, leading to a former double garage, now converted into a generous workshop with cloakroom, storage, and shower room, along with a versatile first-floor studio/home office above. The house is complemented by attractive gardens and backs onto open fields, with a raised sun deck providing delightful views across the surrounding countryside.



ACCOMMODATION

An oak front door opens into the welcoming hallway with tiled flooring, front-facing window, useful storage cupboard and coat hooks. From here, a door leads to the sitting room, while an opening flows into the kitchen.

The kitchen is well fitted and comprises a 1¼ bowl single drainer sink unit with mixer tap, adjoining worktops with a range of floor and wall-mounted cupboards and drawers, a five-burner LPG gas hob with extractor hood, electric oven and grill, plus space and plumbing for a washing machine and tumble dryer. The Worcester LPG boiler is also located here. Enjoying dual-aspect views, the kitchen features tiled flooring throughout and a door to the side.

The sitting room enjoys a front aspect with window seat and a staircase rising to the first floor. Character features include exposed beams and a fireplace housing an LPG stove, with display shelving and tiled flooring. The room opens into a thoughtfully designed extension, originally created as a ground-floor bedroom but now used as a spacious dining room. This room benefits from dual-aspect views, glazed French doors to the side, and an alcove study area screened by bi-fold oak doors.

Adjoining is a cloakroom with fully tiled floor and walls, vanity unit and low-level WC, along with a shower room, again fully tiled and fitted with a shower, wash hand basin and heated towel rail.

On the first floor, the landing features a leaded window to the front. Bedroom One is a stunning room with a high vaulted ceiling, exposed beams, leaded side window, and stairs rising to a mezzanine study/dressing area, again with exposed beams. Bedroom Two also enjoys a leaded side window. The first-floor shower room is fully tiled, comprising a shower cubicle, low-level WC, vanity unit and heated towel rail.

OUTSIDE

The property is approached via a block-paved driveway, secured by double timber gates and providing parking for five to six vehicles. To one side is a useful bin storage area, together with access to the former double garage, now adapted to offer versatile accommodation. The ground floor features a cloakroom with adjoining storage and shower, as well as a spacious workshop with concrete flooring, shelving, power, lighting and a side window. A paddle staircase rises to a first-floor studio/office, fitted with glazed French doors opening onto the rear garden, a Velux roof light, single drainer stainless steel sink with mixer tap, adjoining worktops with cupboards beneath, and additional eaves storage.

A block-paved pathway continues around to the rear of the property and towards the far side, where a paved sun terrace is enclosed by stone retaining walls with concealed gas bottles. Steps lead up to a gravelled area, beyond which lies a well-fenced upper lawn, attractively stocked with shrubs, bushes and trees. At the far end of the garden, further steps ascend to a raised decking area, offering delightful panoramic views across the surrounding countryside.

SERVICES

Mains water, electricity and drainage are connected.
LPG bottle gas central heating.
Broadband - Standard, Superfast and Ultrafast (ofcom)
Mobile Coverage - EE, Three, O2 and Vodafone (some service may be limited - ofcom)
Flood Risk Status - Very Low risk (environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

From the centre of Yeovil by the hospital roundabout head north to the college roundabout and take the 3rd exit onto Mudford Road. Continue on this road and on entering the village of Mudford, Ivy Cottage will be found on the left hand side, clearly identified by our For Sale board.

What3words///restriction.heartburn.discloses



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	35	35	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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